

PHA Plans

Streamlined Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2007

PHA Name: Housing Authority City of Opp (AL112)

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority City of Opp

PHA Number: AL112

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units: 170

Number of S8 units: 100

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Janie Weeks

Phone: (334) 493-9741

TDD:

Email (if available): OHA@OPPCATV.COM

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

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1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development

- | |
|---|
| <input type="checkbox"/> Revitalization Plan submitted, pending approval
<input type="checkbox"/> Revitalization Plan approved
<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |
|---|

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) Covington, County
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The Housing Authority City of Opp will continue to modernize all public housing units. We will strive to make our units a safe, decent and sanitary place for our families to reside. We will continue informing eligible families of the availability of public housing assistance and of our Section 8 rental assistance program administered thru our office, which will allow the housing authority to meet the needs of the jurisdiction's very low to moderate-income families that are distressed by housing problems and rent burdens. The City of Opp and the Housing Authority will work together to provide services for our residents which may include new program, law enforcement and other related items that will benefit our residents. The City of Opp will continue with my help to maintain the utilities and streets owned by them and utilized by the Housing Authority.

“ATTACHMENT #1”

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority City of Opp		Grant Type and Number Capital Fund Program Grant No: AL09P112501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements		25501	25501	
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8200	8200	8200	8200
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	264500	276469	276769	264500
11	1465.1 Dwelling Equipment—Nonexpendable		224	224	224
12	1470 Nondwelling Structures	31716	4022	4022	4022
13	1475 Nondwelling Equipment	10000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	314416	314416	314416	276946
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Grant No: AL09P11250104 **Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development	General Description of Major	Development	Quantity	Original	Revised1	Funds Obligated	Funds Expended
Number/Name	Work Categories	Acct. Num.					
PHA WIDE	Replace floor tile 27 units	1460		94500	94500	94500	94500
PHA WIDE	A & E Fees	1430		8200	8200	8200	8200
PHA WIDE	Repair Sheet rock ceilings 30 units	1460		50000	50000	50000	50000
PHA WIDE	Office Furniture, Fire Proof Files	1475		10000	0	0	0
PHA WIDE	Refurbish interior 60 units	1460		120000	120000	120000	120000
PHA WIDE	Purchase new software	1408		0	25501	25501	25510
PHA WIDE	Non dwelling	1465		0	224	224	224
PHA WIDE	Carry forward to supplement 2006 CFP work	1460		0	11969	11969	

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Grant No: AL09P11250104 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

Development Number	All funds Obligated (Quarter Ending)			All funds expended (Quarter Ending)			Reasons for Revised
	Original	Revised1	Actual2	Original	Revised1	Actual	

PHA WIDE	09/30/2007			09/30/2008			
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8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performances and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

HA Name: Opp Housing Authority

Comprehensive Grant Number:
AL09P11250105

FFY of Grant Approval:
2005

Revised Annual Statement/Revision Number #3

Line No.	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Original	Revised 1	Obligated	Expended
1	1406				
2	1408				
3	1410				
4	1411				
5	1415				
6	1430 Fees & Costs	10900	2354	2354	2354
7	1440				
8	1450				
9	1460 Dwelling Structures	184233	192779	192779	184233
10	1465.1				
11	1470 Non-Dwelling Struct.	75000	75000	75000	75000
12	1475 Non Dwelling Equip.		0	0	0
13	1485				
14	1490				
15	1492				
16	1495.1				
17	1498				
18	1502				
19	Amount of Annual Grant	270133	270133	270133	270133
20					
21					
22					
23					
24					

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Grant No:#AL09P11250105 Comprehensive Grant Program (CGP) Part II: Supporting Pages

Development Number	General Description of Work	Development #	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Funds Expended
PHA WIDE	replace floor tile 41 units	1460	143600	143600	143600	143600
PHA WIDE	A & E Fees	1430	10900	2354	2354	2354
PHA WIDE	replace gate valves	1460	5633	5633	5633	5633
PHA WIDE	Office renovations	1470	75000	75000	75000	75000
PHA WIDE	ceiling & plaster work	1460	15000	15000	15000	15000
PHA WIDE	carry forward balance of funds	1460		8546	8546	8546
PHA WIDE	Misc, work in unit #27	1460	20000	20000	20000	20000

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Grant No: AL09P11250105 **Comprehensive Grant Program (CGP) Part III: Implementation Schedule**

Development Number	All funds Obligated (Quarter Date)			All Funds Expended(Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual

PHA WIDE	12/31/2006			09/30/2009		
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8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Part I: Summary

PHA Name: Housing Authority City of Opp		Grant No: AL09P11250106		Federal FY: 2006	
Original Annual Statement X					
Line No.	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	1406				
2	1408				
3	1410				
4	1411				
5	1415				
6	1430 Fees & Costs	30000			
7	1440				
8	1450				
9	1460 Dwelling Structures	208951			
10	1465.1				
11	1470				
12	1475				
13	1485				
14	1490				
15	1492				
16	1495.1				
17	1499				
18	1501				
19	1502				
20	Amount of Annual Grant	238951			
21					
22					
23					
24					
25					
26					

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Capital Fund Program And Capital Fund Program Replacement Housing Factor Part II: Supporting Pages

PHA NAME: Housing Authority City of Opp		Grant Number: AL09P11250106				
Development Number	General Description of Work	Dev. Act. Num.	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
PHA WIDE	Fees & Costs	1430	30000			
PHA WIDE	Replace 48 units of Cabinets	1460	177751			
PHA WIDE	Replace 48 medicine cabinets	1460	19200			
PHA WIDE	Provide privacy shades 12 units	1460	12000			
TOTAL			238951			

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report

Capital fund Program and capital fund Program Replacement Housing Factor

Part III: Implementation Schedule

PHA Name: Housing Authority City of Opp		Grant No: AL09P11250106	Federal FY:2006
Development Number	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revision

PHA WIDE	06/30/2011	09/30/2014	
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8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

Part I: Summary

PHA Name: Housing Authority City of Opp		Grant No: AL09P11250107		Federal FY: 2007	
Line No.	Summary of Development Acct.	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	1406				
2	1408				
3	1410				
4	1411				
5	1415				
6	1430 Fees & Costs	30000			
7	1440				
8	1450				
9	1460 Dwelling Structure	208951			
10	1465.1				
11	1470				
12	1475				
13	1485				
14	1490				
15	1492				
16	1495.1				
17	1499				
18	1501				
19	1502				
20	Amount of Annual Grant	238951			
21					
22					

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

Part II: Supporting Pages

PHA Name: Housing Authority City of Opp			Grant No.#AL09P11250107		Federal FY: 2007	
Dev. #	General Description of Work	Dev. Act. Num.	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
PHA WIDE	Fees & Costs	1430	30000			
PHA WIDE	replace 40 gas furnances	1460	55000			
PHA WIDE	provide exterior window shutters (20 buildings)	1460	8000			
PHA WIDE	replace interior closet doors (48 units)	1460	145951			
Total Amount of Grant:			238951			

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

Part III: Implementation Schedule

PHA Name: Housing Authority City of Opp		Grant Number: AL09P11250107		Federal FY: 2007	
Development Num.	All Fund Obligated	All Fund Expended	Reasons for	Revised Targets	

PHA WIDE	07/01/2007	07/01/2011			
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8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority City of Opp				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY:7-1-08 – 6-30-08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 7-1-09 – 6-30-09	Work Statement for Year 4 FFY Grant: 2010 PHA FY:7-1-10 – 6-30-10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 7-1-11 - 6-30-11
	Annual Statement				
1460 Dwelling Structures		\$188,951	\$188,951	\$188,951	\$188,951
1430 Fees and Costs		\$30,000	\$30,000	\$ 30,000	\$30,000
1406 Operations		\$20,000	\$20,000	\$ 20,000	\$20,000
CFP Funds Listed for 5-year planning		\$238,951	\$238,951	\$238,951	\$238,951

8. Capital Fund Program Five-Year Action Plan

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Capital Fund Program Five –Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for year 1	Activities for Year : 2008 FFY Grant: PHA FY: 07/01/08 - 06/30/08			Activities for Year: 2009 FFY Grant: PHA FY: 07/01/09 – 06/30/09		
SEE ANNUAL STATEMENT	Development#	Major Work Categories	Estimated Cost	Development#	Major Work Categories	Estimated Cost
	1406	Operations	\$20,000	1406	Operations	\$20,000
	1430	Fees & Costs	30,000	1430	Fees & Costs	30,000
	1460	Dwelling Structures:	188,951	1460	Dwelling Struct.	188,951
		(A.) Provide window shades for 40 units	\$ 20,000		(A.) replace 60 gas heat pumps	134,000
		(B.)Exterior Window Shutters	\$6,000			
		(C.) Replace medicine cabinets bathroom	\$6,000		(B.) replace interior wood doors	54,951
		(D.) Purchase 20 stoves Gas & Electric	\$7,000			
		(E.) Paint/Refurbish 50 units Williams Rd	\$119,000			
TOTAL			\$238,951	TOTAL		238,951

8. Capital Fund Program Five-Year Action Plan

Capital fund Program Five Year Action Plan

Part II: Supporting Pages Work Activities

Activities for Year 1		Activities for Year 2010 PHA FY: 07/01/08 - 06/30/08		Activities for year : 2011 PHA FY: 07/01/09 - 06/30/09		
SEE ANNUAL STATEMENT	Dev. Number	Major Work Cat.	Estimated Cost	Dev. Number	Major Work Cat.	Estimated Cost
	1406	Operations	\$20,000	1406	Operations	\$20,000
	1430	Fees & Costs	\$ 30,000	1430	Fees & Costs	\$30,000
	1460	Dwelling Structures	\$188,951	1460	Dwelling Structures	\$188,951
		(a.) Replace aluminum storm windows with painted metal white windows 48 units			(a.) Provide 48 units with privacy shades	\$57,000
					(b.) replace shingles roofs 48 units	\$131,951
TOTAL:			\$238,951	TOTAL:		238,951

8. Capital Fund Program Five-Year Action Plan

EXECUTIVE SUMMARY ATTACHMENT 'A'

In accordance with the Rules and Regulations issued by HUD, The Opp Housing Authority developed the following 1-Year Annual Plan.

The goals and objectives of the OHA are contained in the one-year Annual Plan , ACOP and the Section 8 Administrative Plan. They were written to comply with the HUD guidelines, rules, regulations and with Federal Law.

The basic goals and objectives are:

- (a.) To make available decent, safe and affordable housing in Opp, Alabama;**
- (b.) To insure equal opportunity to all for housing;**
- (c.) To promote self-sufficiency for families as well as individuals;**
- (d.) To help improve quality of life and economic vitality within our communities.**

The Housing Authority City of Opp will strive to make as many affordable units decent and suitable for habitation for as many approved families within our jurisdiction. As funding is made available to the housing authority monies will be spent toward improving the existing units for living conditions. We are reducing our vacancy rate by means of newspaper and radio advertisements daily and by enforcing policy and procedures within the housing communities.

We will follow the deconcentration and income mixing policies which will allow the housing authority to ensure a balance of income levels in each community. The housing authority has set a discretionary minimum rent for both programs administrated and adopted a minimum rent hardship policy.

8. Capital Fund Program Five-Year Action Plan

OTHER INFORMATION ATTACHMENT 'B'

Substantial Deviation:

The definition of “Substantial Deviation” and “Significant Amendment or Modification” (903.& HUD’s Interim rule sought public comment on how the regulation should be defines “Substantial Deviation” of the Annual Plan and “Significant Amendment or Modification” of the Annual Plan. The statute required that PHA’s may change or modify their plan or policies described in them, any “Significant Amendment or Modification” to the plan would require PHA’s to submit a revised plan that has met public process requirement. In response to the range of comments received, the final rule provides that PHA’s must define the term “Substantial Deviation” and “Significant Amendment or Modification” for themselves, by stating the basic criteria for such definition in an annual plan that has met full public process requirements, including Resident Advisory Board review. Neither January nor April PHA has met the requirements to define “Significant Amendment or Modification.” In the PHA plan, HUD will consider the following to be significant amendments or modifications:

- A.) Changes to rent or admissions policies or the organization of the waiting list;
- B.) Additions of non-emergency work items or changes in the use of replacement reserve funds under the Capital Fund;
- C.) Any changes of new activities not included in the current PHDEP plan;
- D.) A change with regards to demolition or disposition, homeownership programs or conversion activities;

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirement; such changes will not be considered significant amendments by HUD. The Annual Plan template issued pursuant to the Interim Rule does not include a space for the required definitions. Therefore, PHA’s choosing to do so must submit these definitions as an attachment to this plan.

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT‘C’

RESIDENT MEMBERS ON THE PHA GOVERNING BOARD:

(1.) ☐ Yes

☒ No

Does the PHA governing board include at least (1) one member who is directly assisted by the PHA this year?

(If no, skip to #2.)

A. Name of the resident member(s) on the governing board.

B. How was the resident board member selected.

(2.) If the PHA governing board does not have at least one member, who is directly assisted by the PHA, why or why not?

☐ The PHA is located in a state that requires the member of a governing board to be salaried and serve on a full time basis;

☒ The PHA has less than 300 public housing units, has provided reasonable notice to the Resident Advisory Board of the opportunity to serve on the governing board, and had not been notified by any resident of their interest to participate on the board.

☐ Other (explain)

(3.) Date of next term, expiration of a governing board member? **12/15/07**

(4.) Name and title of appointing official for governing board (including official for the next position)

Mayor H.D. Edgar

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'D'

List of Resident Advisory Board

**Mr. James Hammond
Apt.#123 209 MLK Drive
Opp, AL. 36467**

**Ms. Carmella Germany
Apt.#81 Lakeview Drive
Opp, AL. 36467**

**Ms. Ruth Edgar
Apt.#78 Lakeview Drive
Opp, AL. 36467**

**Mr. Charles McPherson
Apt#4 Hardage Circle
Opp, AL. 36467**

**Ms. Bessie Washington,
Chairman
Apt.#94 Carver Court
Opp, AL. 36467**

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'E'

Comments from Resident Advisory Board & Explanation of PHA Response:

A meeting was conducted on February 6, 2007 with all board members and the director from Opp Housing Authority. The topic of this meeting was the 2007 Annual Plan. The following items were presented:

- (1.) All board members were advised by the director that the housing authority had received funds for 2007 modernization, however the director presented a list of repair items which the cost exceeded the amount of money funded. The director advised the members that the housing authority had 2 years to obligate and 4 years to expend funds. If the housing authority proceeded with the funds available most repairs would not be completed. The director suggested that the housing authority wait until 2008 to began modernization and this would allow the housing authority to accumulate sufficient funding to complete the items presented.

ATTACHMENT‘F’

OPP HOUSING AUTHORITY ORGANIZATIONAL CHART:

(1.)ELECTED BOARD OF COMMISSIONERS

(2.)EXECUTIVE DIRECTOR

**(3.)Public Housing Manager
Section 8 Coordinator
Occupancy Clerk**

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'G' **Deconcentration and Income Mixing**

(A.) Yes _____
No X

Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If not, this section is complete.

(B.) Yes _____
No _____

Do any of these covered developments have a average income above 85% to 115% of the average incomes of all such developments? If not, this section is complete.

If yes, list these developments as follows:

Development Name:

Number of Units:

Explanation(if any):

Deconcentration Policy(If no explanation) see step 5 at 903.2

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'H' **Voluntary Conversion Initial Assessment**

- (1.) How many of the PHA's developments are not subject to the Required Initial Assessment?
Five (5)
- (2.) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Five (5)
- (3.) How many assessments were conducted for the PHA's covered developments? One (1)
- (4.) Identify PHA Developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Names:

- (A.) AL112-001 Hardage Circle
- (B.) AL112-002 Carver Court
- (C.) AL112-003 Everette Drive
- (D.) AL112-003 Lakeview Drive
- (E.) AL112-004 Carver Court
- (F.) AL112-005 209 Martin Luther King Drive

of Units:

- 40 gas units
- 20 gas units
- 24 electric units
- 24 electric units
- 12 electric units
- 50 gas units

- (5.) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:
- (6.) (A.) Compared the operating cost of both programs administered, Public Housing & Section 8 Rental Assistance, and the Section 8 program is more costly to our authority.

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'I'

BRIEF STATEMENT OF PROGRESS:

At the time of submission of the 2007 Annual Plan, the Housing Authority City of Opp has completed all prior commitments and working diligently to prepare for future goals.

8. Capital Fund Program Five-Year Action Plan

OTHER INFORMATION

Resident Advisory Board (RAB) Recommendation and PHA Response

(A.) Yes X
No

Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board?

(B.) If yes, the comments can be found in attachment “F”.

(C.) In what manner did the PHA address to those comments?

 The PHA changed portions of the PHA plan in response to comments:

 A list of these changes is included:

 or a list is at the end of the RAB comments in Attachment .

(D.) Considered the comments, however determined that no changes to the PHA 2007 Plan were necessary. An explanation of the PHA’s consideration is included at the end of the RAB comments in Attachment “F”.

(E.) Other (list)